



REDEVELOPMENT AUTHORITY AGENDA

October 07, 2026 at 7:45 AM

City Hall - Conference Room 305, 828 Center Avenue,
Sheboygan, WI

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Building Inspection office, (920) 459-3477. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the Building Inspection office at 920-459-3477 by 12:00 p.m. on meeting day so that the person may be provided a remote link for that purpose. All Committee members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Motion to approve the minutes from September 2, 2026

CLOSED SESSION

6. Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(g) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation in which it is or could be involved, relating to a business loan for Aspen Oak, LLC and
7. Closed Session: Motion to convene into closed session under the exemption provided in Wis. Stat. ss.19.85(1)(g) for the purpose of conferring with legal counsel for the government body who is rendering oral or written advise concerning strategy to be adopted by the body with respect to litigation in which it is or could be involved, relating to a business loan for ePower, LLC.

OPEN SESSION

8. Motion to reconvene in open session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

[9.](#) Request to place a sculpture on parcel 59281107761 (Worker's Water Street Park).

[10.](#) Discuss characteristics of a Healthy Business Revolving Loan Fund

TENTATIVE DATE OF NEXT REGULAR MEETING

11. October 21, 2026

ADJOURN

12. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

REDEVELOPMENT AUTHORITY MINUTES

Wednesday, September 2, 2026

MEMBERS PRESENT: Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Jim Conway, Cleo Messner, and Marcia Reinthaler

STAFF/OFFICIALS PRESENT: City Administrator Bradley, City Attorney Majerus, Assistant City Attorney Murray, Finance Director Krueger, Planning and Development Director Zeinert, and Planner Jeff Witte

OTHERS: Mike Burnett

OPENING OF MEETING

1. Roll Call

Roberta Filicky-Peneski, Deidre Martinez, Alderperson Dean Dekker, Steven Harrison, Jim Conway, Marcia Reinthaler and Cleo Messner

2. Call to Order

The meeting was called to order at 7:45 am.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify Potential Conflict(s) of Interest

No conflict is identified.

MINUTES

5. Motion to approve the minutes from August 19, 2026.

Motion made by Marcha Reinthaler, second by Jim Conway to approve the minute from August 19, 2026. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Update on prior action taken regarding previous loan with SEAR'D LLC

Director Zeinert gave an update to the RDA regarding the previous loan approved for SEAR'D LLC.

7. Discussion and possible action on the Revolving Loan Fund.

Motion by Steve Harrison second by Jim Conway, to approve the amended Revolving Loan Manual and the attached resolution, and to refer them to the Common Council. Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

8. September 16, 2026

ADJOURN

9. Motion to Adjourn

Motion made by Marsha Reinthaler second by Jim Conway to adjourn the meeting. Motion carried. Being no further business, the meeting was adjourned at 8:53 am.

■ SCULPTURE MILWAUKEE

Curtain Wall

Kara Hamilton. A proposed gift to the City of Sheboygan.

Sheboygan Redevelopment Authority | Worker's Water Street Park

Sculpture Milwaukee

A Milwaukee nonprofit that places significant contemporary sculpture in shared public space, free and open to everyone.

10

■
exhibition seasons
since 2017

160+

■
artworks placed in
the public realm

FREE

■
no cost to the public,
always

We curate, engineer, install, and maintain work in the public realm, and we build the wayfinding and interpretation that help people find it and understand it. We work with more than a dozen institutional partners and municipalities across the region.

Kara Hamilton

Canadian, born 1967. Lives and works in Toronto.

- Works across sculpture, drawing, and jewelry, with training in visual art, design, and architecture.
- BFA Concordia. Bachelor of Architecture, University of British Columbia. MFA Yale.
- Solo exhibition at the Art Gallery of Ontario, 2018–19. Co-director of Kunstverein Toronto.
- Her most recent commission opened in June 2026 on the Lassonde Art Trail in Toronto's Port Lands.



Hamilton on site during the Milwaukee build, working with the masonry crew.

Curtain Wall

Kara Hamilton, 2021. Cream City brick and Tyndall limestone.

- A freestanding masonry wall with two eye-shaped openings cut through a panel of limestone at roughly shoulder height.
- It acts as a curtain to the view of the water. The two apertures give part of it back, framed.
- The openings read as eyes, so the work appears to look back at you.
- Built twice before: Winnipeg in 2017 on the Assiniboine River, Milwaukee in 2021 on the lakefront. Each time in the host city's own stone or brick.
- For Sheboygan we hope to build it from salvaged city street pavers the City already holds, pending confirmation with Public Works.
- Sheboygan's first street was paved in 1905 and the city stopped laying red brick streets in 1921, so those pavers are roughly a century old and were laid by hand. The park is named for workers.



Curtain Wall on the Milwaukee lakefront beside the Milwaukee Art Museum, 2021.

Value added to the park

■ **It adds cultural value to the riverwalk.**

On a riverfront corridor the City has already invested in, on a path people already walk.

■ **We collaborate with the John Michael Kohler Arts Center.**

We intend to add to the investment they are making in Sheboygan. Complement, not compete.

■ **It is highly visible.**

Seen from the bridge, from across the river, and from the path. It works at every distance.

■ **It takes nothing away.**

Open lawn that is lightly used today. Nothing is displaced, no usable park space lost.

■ **It celebrates the Sheboygan River.**

The work frames and heightens the view of water. Every siting has been on a river or lakefront.

■ **It is on theme for Worker's Water Street Park.**

Named for the people who built this city. We hope to build it from the street pavers they laid by hand.

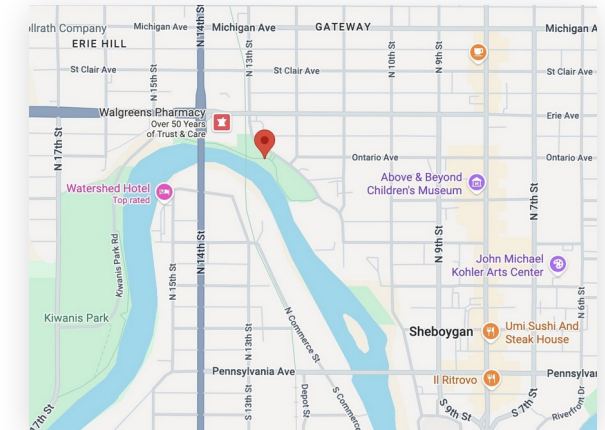


The park seen from the bridge across the Sheboygan River.

Recommended site



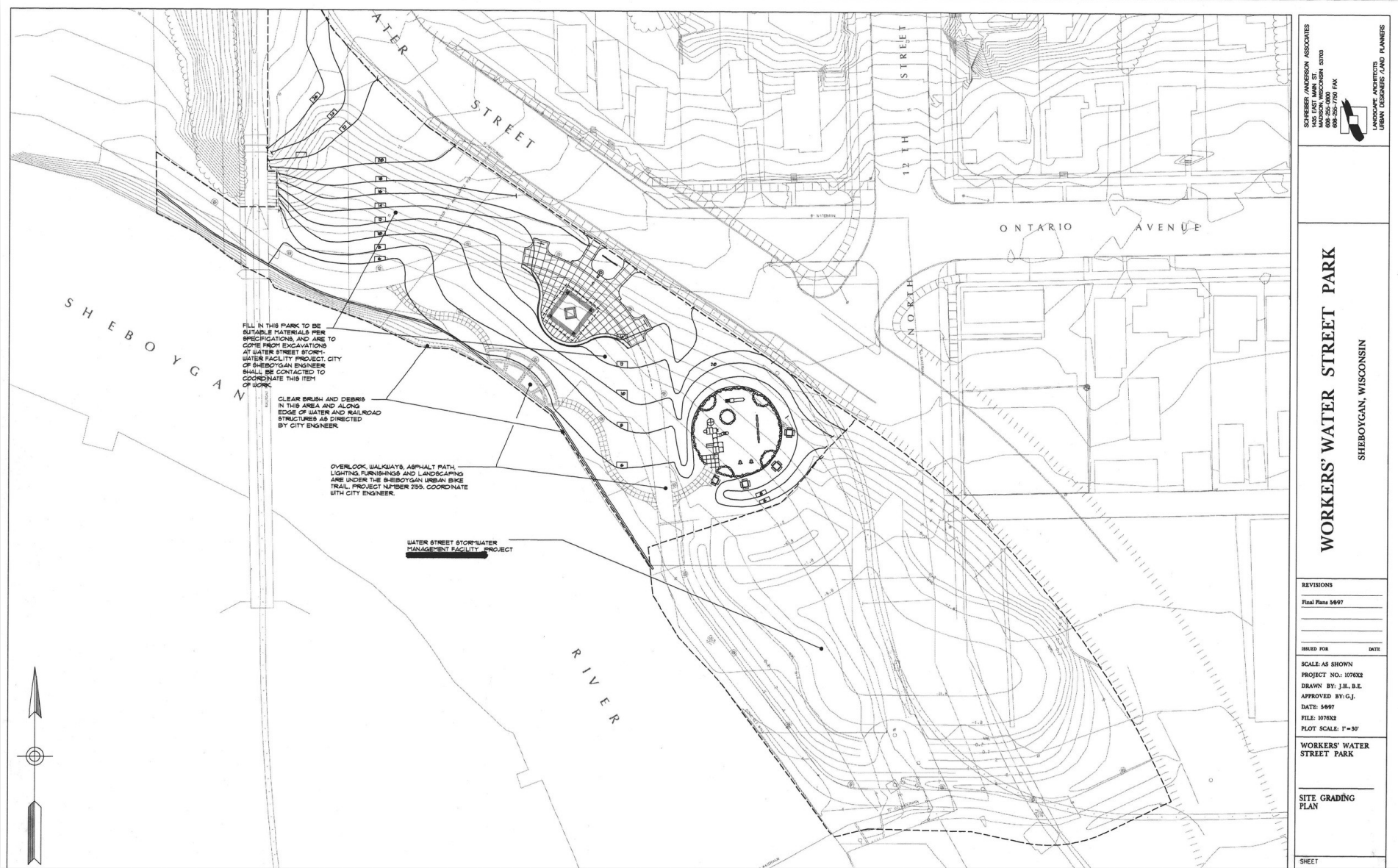
Approximate footprint marked. Looking west toward the pavilion, river at right.



938 N Water Street
Sheboygan, WI 53081

Site coordinates
43.755248
-87.720721

Worker's Water Street Park site grading plan



Site



This rendering is only for placement purposes, and does not represent the final orientation or color of the sculpture

Unobstructed views



This yellow mark represents the tallest point of the artwork. The artwork will be behind the tree

Extremely low maintenance

- It sits below the tree line. At 7 feet 6 inches it reads at human scale against the pavilion and the trees, and the river view past it stays open.
- It uses a corner of open lawn. The pavilion, the paths, and the lawn people actually use stay exactly as they are.
- There is nothing to power or service. No lighting, no electrical, no moving parts, no fencing.
- It is built to last outdoors. Solid masonry with an anti-graffiti sealant, and a written care protocol comes with the gift.
- It is reversible. The work can be taken down and rebuilt if the park ever changes.

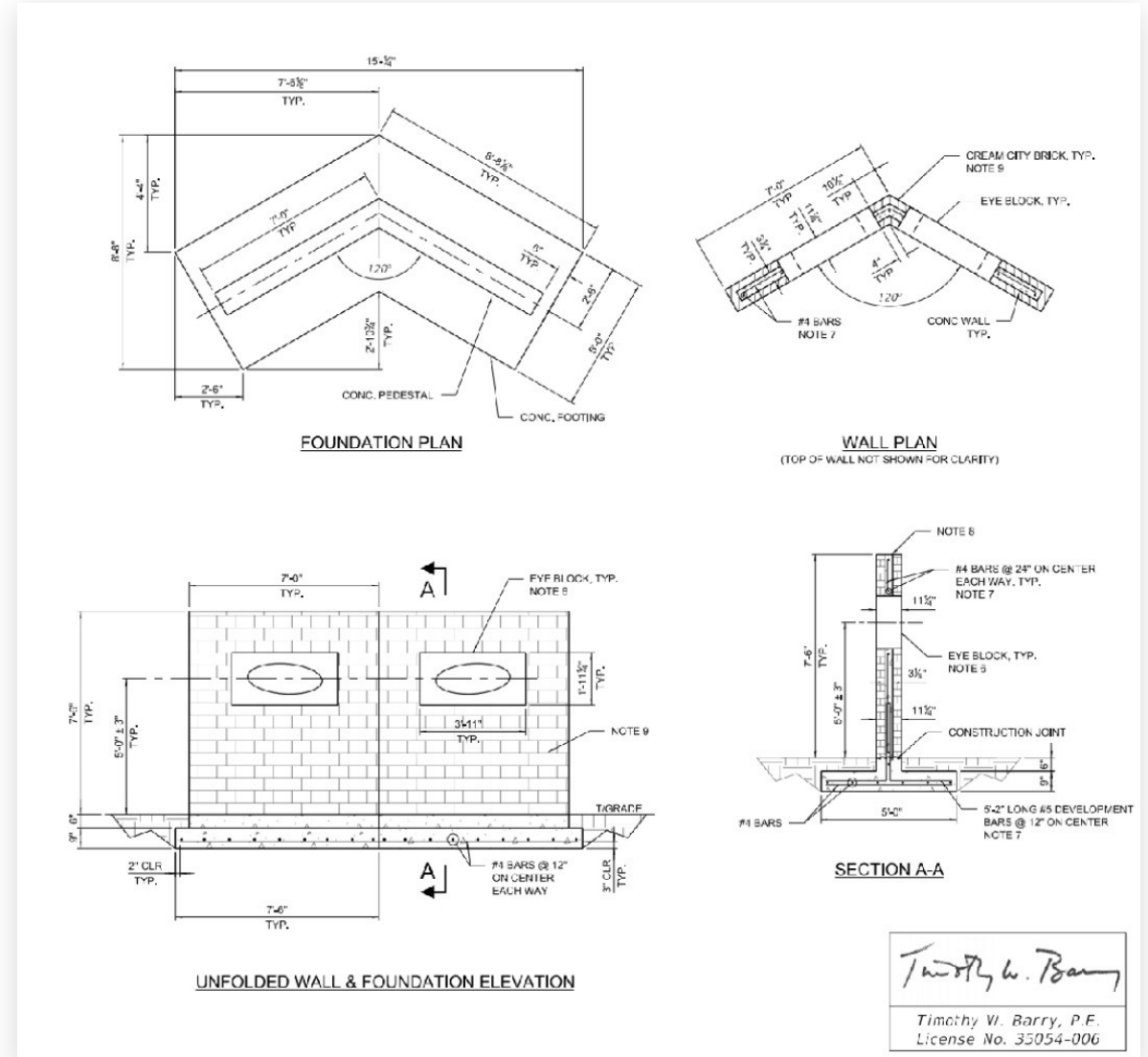


Looking through one of the limestone apertures in Milwaukee. The view is framed, not blocked.

Engineered and stamped

Structural drawings for the Milwaukee build, sealed by Timothy W. Barry, P.E. The form is proven; the remaining work is adapting it to local material and to this site.

- Height **7'-6"**
- Width, unfolded **15'-3 $\frac{1}{4}$ "**
- Two panels at 120° **7'-0" each**
- Wall thickness **11 $\frac{3}{4}$ "**
- Eye openings **3'-11 $\frac{1}{4}$ " × 1'-11 $\frac{1}{2}$ "**
- Eye centreline **about 5'-0" above grade**
- Footing **5'-0" wide × 9" deep, reinforced**



We are asking for the Redevelopment Authority's approval of this site, so we can move forward with next steps.

■ **Funded by Sculpture Milwaukee and private patrons.**

The artwork, the engineering, and the construction are covered. No city funds are requested.

■ **The form is already proven.**

This work has been installed twice in public sites. This version will be adapted to the site with local material and needs.

■ **Local vendors wherever the work allows.**

We will prioritize hiring Sheboygan-area crew and trades for the project.



City of Sheboygan
PLANNING AND DEVELOPMENT

Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081

To: Redevelopment Authority

Date: October 7, 2026

Subject: Healthy Business RLF Program Discussion

At the request of the Redevelopment Authority Chairperson, we were asked to provide guidance on what constitutes a “healthy” Revolving Loan Fund (RLF), including whether HUD has established a target percentage or dollar amount for funds that should be deployed versus held as cash. We referred the question to the HUD Technical Team. Here is their reply when asked the question: “What makes a healthy Revolving Loan Fund”.

HUD’S Technical Team response indicates that there is no HUD prescribed dollar amount or percentage for “healthy” loan fund. HUD’s focus is on the funds, actively revolving and being put to eligible uses. Their concern was with the impact of unspent loan funds on the City’s CDBG timelines ratio.

They further explained that healthy is determined by how the loans are being repaid, a pipeline of prospective new loans to choose from, and cash to lend. Deployment of loan funds is the priority.

This is not a HUD requirement, but a measure could be
$$\text{RLF Deployment Rate} = \frac{\text{Outstanding Performing Loans}}{\text{Total RLF Assets}}$$

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They suggested that 70-90 percent deployment of capital with 10-30 percent cash on hand is healthy.

Finally, the pipeline to loan conversion rate should be about 50-70 percent. So, the qualified pipeline should be about 1.5 or 2 times what you expect to lend.